



Town of Arlington, Massachusetts
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Zoning Board of Appeals Minutes 05/25/2010

MAY 25, 2010

Members in Attendance:

Joseph Tulimieri, Chairman
Suzanne Rivitz, Associate Member
Eugene Lucarelli, Associate Member
Curtis Morgan, Alternate Member
Pamela Heidell, Alternate Member

Also present:

Attorney Edith Netter
Laura Wiener, Fair Housing Officer

APPLICATION FOR COMPREHENSIVE PERMIT(40B) 17 WINTER STREET – DOCKET NO.3385 - BROOKS AVE LLC,APPLICANT

Chairman Tulimieri called the meeting to order and requested that a letter from Patricia Worden, 27 Jason St and 2 emails from the developer be entered into the record.

Geoffrey Engler, representing the developer along with Attorney Carl Toumayan introduces Architect Elyse Stone who presented a plan that had been modified from the original and had been reduced from 8 units to 5 units including 1 unit affordable housing.. The changes were with regard to parking, façade, greenery. Ms Stone also presented floor plans and indicated that all 5 apartments were approximately the same size . Ms Worden discussed apartment size requirements with Attorney Netter and members of the board.

John Worden, 27 Jason St asked why the neighborhood plan, which the developer said they would have was not there. Geoff Engler explained that it was not ready yet.

Those attending with questions and comments were Amy Ellentuck,21-2 Winter st.,Attorney David Leone, Dennis Corbett, 17 Winter St., Stephen Pekich , 18 Winter St., 22 Cleveland St resident,John Belkis, 196 Wollaston Ave, R Gedies,18 Cleveland St.

Questions and comments were with regard to lighting, parking, building height, fencing, buffer zones, preservation of trees and granite pillars, air conditioning unit placement, snow and trash removal, water pressure, storm water management, traffic issues.

The board requested that the applicant produce for the next meeting scheduled on June 29, 2010, in the same location, the following:

Revised Stormwater Management Plans
Waiver request list
Site/Aerial plans showing density and setbacks
Shadow study
Lighting plans
Fencing
Arborist
Open space calculations
Floor ration
Preliminary utility plan
Results of discussion with Town Engineer.
A working committee to liason with the developer was established comprised of Board Member Suzanne Rivitz,

Attorney Edith Netter and Laura Wiener.